## Signed Agreement and Financial Summary

# OCCUPANCY AGREEMENT Between AGENCY FOR INTERNATIONAL DEVELOPMENT (7200) And GENERAL SERVICES ADMINISTRATION

ADC08300	Draft	Version:	Date Last Modified:	21-Feb-2018
		LDC00334		

AGENCY FOR INTERNATIONAL DEVELOPMENT (Code 7200) will occupy 306,109.00 usable (348,173.00 rentable) square feet of space and 5 structured parking spaces and 0 surface parking spaces at () located at, WASHINGTON, DC, for a period of 240 months commencing on or about 09/01/2019.

AGENCY FOR INTERNATIONAL DEVELOPMENT (Code 7200) will pay the General Services Administration rent in accordance with the attached page(s). The rental will be adjusted annually for operating cost, real estate taxes and parking escalations.

AGENCY FOR INTERNATIONAL DEVELOPMENT (Code 7200) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

## **Mandatory Clauses**

## **Promoting Efficient Spending**

#### Reduce the Footprint

The Office of Management and Budget Memorandum, "Promoting Efficient Spending to Support Agency Operations" issued on May 11, 2012 and Management Procedures Memorandum issued on March 25, 2015, have established a Reduce the Footprint policy for executive agencies. AGENCY FOR INTERNATIONAL DEVELOPMENT is responsible for making sure their space request is consistent with any applicable square foot reduction targets and can contact TotalWorkplace@gsa.gov for help developing agency-wide space design standards that optimize their space usage.

#### **Leased Specific Mandatory Clauses**

## **Alterations by Tenant Agency**

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

#### **Building Services**

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Solicitation for Offers (SFO) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the SFO are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced custodial

services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

#### **Financial Terms**

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that: The tenant agency may relinquish space upon four (4) months' notice at any point after the first twelve (12) months of occupancy. Thus, after the first twelve (12) months of occupancy, the tenant agency's financial obligation can be reduced to four (4) months of Rent, plus the unamortized balance of any tenant improvements financed through PBS, plus any rent concession not yet earned. Any free Rent or other concession given at the beginning of the occupancy term must be allocated on a pro-rata basis over the entire OA term, and the unearned balance repaid to PBS.

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations. The tenant's future years obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

#### Lease Contract Rent

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

## Move Cost Responsibilities

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

#### **Obligation to Pay Rent**

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through of the space prior to final acceptance of the space as substantially complete by PBS. The authorized representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

## **Occupancy Agreement Iterations**

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

#### Occupancy After Lease Expiration

In the event of a continued occupancy after lease expiration, the tenant agency will continue to be financially responsible for the pass-through of the lease contract rent, the PBS lease fee, and any additional costs incurred by PBS resulting from lease renewal, extension, replacement, holdover or condemnation. The tenant agency rights to relinquish space as specified in this OA remain in effect.

## **PBS Services**

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional

charge.

## **Payment of Tenant Improvements**

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

## Replacement Responsibilities

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

## **Tenant Agency Appeal**

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

## **Tenant Agency Move**

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

## **Environmental and Safety Standards and Regulations**

The tenant agency will comply with all applicable Federal, State, and local environmental, health & safety laws and regulations, such as but not limited to those issued by the U.S. Environmental Protection Agency (EPA) under Title 40 of the Code of Federal Regulations (CFR); the U.S. Occupational Safety and Health

Administration (OSHA) under Title 29 of the CFR; the Federal Management Regulation sections that relate to safety and environmental management (41 CFR part 102-80, subpart B); and all applicable laws and regulations set by State and local regulatory agencies.

#### **Other Mandatory Clauses**

## **Tenant Improvement Amortization Cost**

AGENCY FOR INTERNATIONAL DEVELOPMENT (Code 7200) has elected to expend a total of \$14,307,534.66 for their tenant improvements. This amount has been amortized in the rent and is itemized on the Financial Summary.

#### **Security Services**

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

## **Regional Mandatory Clauses**

## **Building Service Hours**

Core hours of building service hours will be from to Monday through Friday with the exception of Federal Holidays. Services requested and provided outside of core hours are considered overtime and will be reimbursed to PBS by Reimbursable Work Authorization (RWA).

#### **Optional Clauses**

## **National Capital Optional**

#### **Final OA**

This OA represents the final terms of occupancy.

## **Ad Hoc Clauses**

## ADC08300v1- Free Rent- Audit# 414635

Free rent for 1st 16 months of lease term (09/2019- 12/2020). Annual rent \$17,321,606.75/12= \$1,443,467.23/month \*.07 PBS fee (\$101,042.71)= total monthly rent of \$1,544,509.94 \* 16 months= \$24,712,159.04 via audit number 414635.

## ADC08300v1- BCC Audit# 414636

Broker commission credit in the amount of (b) (4) will be credited in equal monthly installments of (b) (4) from months 17-22 (01/2021-06/2021).

## **USAID Prospectus Proforma OA**

This Occupancy Agreement (OA) confirms the intention of the USAID to occupy a maximum of 355,000 rentable square feet of space, pursuant to proposed lease prospectus PDC-12-WA17, in the delineated area as stated on the prospectus for a period of 20 years commencing on a date to be determined in fiscal year 2017. USAID has read and agrees with the terms and conditions as contained in the attached proposed lease prospectus PDC-12-WA17, including the housing plan. USAID understands that the delineated area of the procurement will be identical to the delineated area specified in the prospectus. Any desire to alter the delineated area, once approved by Congressional Oversight Committees, must be directly justified and supported by the Administrator of USAID before the Senate and House Committees responsible for authorizing lease prospectuses prior to GSA pursuing any solicitation for offers related to this procurement." The purpose of this OA is to ensure that USAID and GSA agree with the proposed lease prospectus. This OA will need to be revised as the leasing process progresses. Ad Hoc Clause for Funding. USAID is committed to funding any lump sum funding for USAID tenant improvement and relocation costs which includes all furniture, fixtures, equipment, IT, telecom, and physical move costs that will be required for the prospectus lease procurement. GSA and USAID have developed budget estimates for these costs which are as follows: Estimated RWA Cost (Above TI) - USAID remitted a \$22,166,410.21 RWA for real property

costs in FY18 and Move and Replication Costs - \$34,601,008 to be funded in FY 2018 and FY 2019. GSA will accept RWAs within the established RWA guidelines for appropriate expenses related to the lease transaction during the entire procurement and build-out process.

I agree to the initial terms with the understanding modifications will be made over time.

Approved (b) (6)	Approved (b) (6)
Agency Representative Thunas E-Hanl.	GSA/Representative C. Buock
Title Director, m/ms	Project Program Manage
Date 2 (23/2018	Date 2/28/18

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	08300	Draft	Ver	rsion: 1		fodified: 21-Feb-2018		
7200		AGENCY FOR INTERNATIONAL						
04.5	tart Date:	01-Sep-2019	LD	C00334	Fiscal Year	2019 Partial		
	ind Date:	31-Aug-2039		Perio	d: 01-Sep-201			
		_	Charge Basis	Monthly	Charge	Annual Rate		
1.	Shell Rental Rate #			-	_			
	a. General		348,173	\$85	8,177.71	\$29.577631000		
2.	<b>Amortized Tenant Ir</b>	nprovement Used/General	348,173	\$4	19,678.95	\$1.712216000		
3.	Operating Costs ##	•	(b) (4)		·			
4.	Real Estate Taxes ##	<del>   </del>	348,173	\$24	6,622.54	\$8.500000000		
A.	Market Rent SubT	otal	348,173	\$1,40	01,645.09	\$48.308574000		
5.	<b>Amortized Tenant Ir</b>	nprovement Used/Custom	348,173	5	9,935.78	\$0.342443000		
7.	Security Services	-						
	c. Building Specific	Amortized Capital	(b) (4)					
9.	Parking							
	a. Structured (numb	er of spaces) ####	5					
11.	PBS Fee		348,173	\$10	01,042.71	\$3.482499980		
B.	Agency Rent SubTo	otal	348,173	\$14	12,864.84	\$4.923925980		
C.	Joint Use SubTotal				\$0.00			
D.	<b>Total Annual Rent</b>	(A+B+C)	348,173	\$1,54	14,509.93			
14.	<b>Billing Adjustments</b>	& Corrections						
	a. Current Year							
	414635 Rent Free	Period		(\$1,54	4,509.94)			
E.	Adjustments SubTo	otal		(\$1,54	4,509.94)			
F.	Total Rent Bill(D+)	E)			(\$0.01)			
G.	<b>Total Antenna Bill</b>				\$0.00			
H.	Total Reimbursable	e Services Bill	\$0.00					
I.	Total PBS Bill (F+C	G+H)			(\$0.01)			
J.	<b>LUMP SUM ITEM</b>							
#	Parking is inc	Customizatio	2					
##	Operating Co.	Amortization	240					
###	·	PBS Fee is			(b)			
###	# Structured Par	rking Escalation Applies				(4)		

USAI	D FY17 Prospectus proforma				Page:	2 of 23
	08300	n. Draft	Ver	rsion: 1	Date Last	21-Feb-2018
7200	30300	AGENCY FOR INTERNATIONAL		181011. 1	Modified:	21-1 (0-2010
7200		AGENCI FOR INTERNATIONAL		C00334		
	tart Date:	01-Sep-2019		n .	Fiscal Yea	
UAE	nd Date:	31-Aug-2039	Charge Basis		i: 01-Oct-20 Thoras	19 to 30-Sep-2020 Annual Rate
1.	Shell Rental Rate #		Cital ge Dasis	Ailiidai	Charge	Annual Nate
	a. General		348,173	\$10.29	R 132 52	\$29.577631000
2.		nprovement Used/General	348,173		5,147.38	\$1.712216000
3.	Operating Costs ##		(b) (4)	427	.,	<b>411112210000</b>
4.	Real Estate Taxes ##	##	348,173	\$2.95	9,470.50	\$8.500000000
Ä.	Market Rent SubT	otal	348,173		7,156.11	
5.	<b>Amortized Tenant Ir</b>	nprovement Used/Custom	348,173		9,229.41	
7.	Security Services	·	,			
	c. Building Specific	Amortized Capital	(b) (4)			
9.	Parking					
	a. Structured (numb	er of spaces) ####	5			*5
11.	PBS Fcc		348,173	\$1,21	3,031.51	\$3.483990757
В.	Agency Rent SubTe		348,173	\$1,71	4,897.13	\$4.925416757
C.	Joint Use SubTotal				\$0.00	
D.	<b>Total Annual Rent</b>		348,173	\$18,54	2,053.24	
14.	Billing Adjustments	& Corrections				
	a. Current Year					
	414635 Rent Free	Period		(\$18,534		
	Tax Escalation				8,784.12	
E.	Adjustments SubTo			(\$18,445	-	
F.	Total Rent Bill(D+1	E)		\$9	5,718.08	
G.	Total Antenna Bill	0 1 Pm			\$0.00	
Н.	Total Reimbursable			40	\$0.00	
I.	Total PBS Bill (F+0	-			5,718.08	•
#	_	luded in Shell Rental	Customizatio			2
## ###		st Escalation Applies	Amortization	1 erms (in	months)	240
###		ax Escalation Applies	PBS Fee is			(D) (A)
<del>1111111</del>	* Structured Pai	king Escalation Applies				

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ADC	08300	Draft	Ver	sion: 1	Date Last Modified:	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT		Monticu:	
04.1	Daniel Daniel	01 5 2010	LD	C00334		0004
	Start Date: End Date:	01-Sep-2019 31-Aug-2039		Fiscal Yea		r: 2021 20 to 30-Sep-2021
		<b>.</b>	Charge Basis			Annual Rate
1.	Shell Rental Rate #		<u> </u>		•	
	a. General		348,173	\$10,298	3,132.52	\$29.577631000
2.	Amortized Tenant Ir	nprovement Used/General	348,173	\$596	5,147.38	\$1.712216000
3.	Operating Costs ##	•	(b) (4)			
4.	Real Estate Taxes ##	<del>   </del>	348,173	\$2,959	9,470.50	\$8.500000000
A.	Market Rent SubT	otal	348,173	\$16,916	5,358.28	\$48.586071532
5.	Amortized Tenant In	nprovement Used/Custom	(b) (4)			
7.	Security Services					
	c. Building Specific	Amortized Capital	348,173	\$382	2,636.21	\$1.098983000
9.	Parking					
	a. Structured (number of spaces) ####		5			
11.	PBS Fee		348,173	\$1,219	9,275.67	\$3.501924807
В.	Agency Rent SubTo		348,173	\$1,72	1,141.28	\$4.943350807
C.	Joint Use SubTotal				\$0.00	
D.	Total Annual Rent		348,173	\$18,637	7,499.56	
14.	Billing Adjustments	& Corrections				
	a. Current Year			(1 ) (4)		ı
		ontract Commission Credit		(b) (4)		
	414635 Rent Free	Period				
_	Tax Escalation				0,231.75	
<b>E</b> .	Adjustments SubTo			(\$10,336		
F.	Total Rent Bill(D+1	E)		\$8,301	1,329.84	
G.	Total Antenna Bill				\$0.00	
H.	Total Reimbursable			<b>60.00</b>	\$0.00	
I.	Total PBS Bill (F+0	-	<b>.</b>		1,329.84	•
#		luded in Shell Rental	Customization		4_ \	2
## Operating Cost Escalation Applies ### Real Estate Tax Escalation Applies			Amortization	240 (b) (4)		
###			PBS Fee is			(D) (F)
###	# Structured Pai	rking Escalation Applies				<del></del>

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	08300	Draft	Ver	sion: 1	Date Last	21-Feb-2018
7200	20305	AGENCY FOR INTERNATIONAL	***	sion. I	Modified:	21-1-60-2016
1200		AGENCT FOR INTERNATIONAL		C00334		
	tart Date:	01-Sep-2019			Fiscal Yea	
OA E	nd Date:	31-Aug-2039	Charge Basis			21 to 30-Sep-2022
1.	Shell Rental Rate #		Charge Basis	Annual	Lnarge	Annual Rate
1.	a. General		240 172	<b>#10.70</b> 0	12252	P20 577621000
2		management Head/Connect	348,173	•	3,132.52	
2. 3.		mprovement Used/General	348,173 (b) (4)	\$390	5,147.38	\$1.712216000
3. 4.	Operating Costs ## Real Estate Taxes ##	<del>u.u</del>		ቀ2 050	170.50	<u>ቀይ ደብብብብብብ</u>
• • •	Market Rent SubT		348,173		,470.50	
A. 5.			348,173		_	\$48.849958268
э. 7.		mprovement Used/Custom	348,173	\$115	,229.41	\$0.342443000
1.	Security Services	. A	(b) (4)			
0	c. Building Specific	(b) (4)				
9.	Parking		-			
11	a. Structured (numb PBS Fee	er or spaces) <del>####</del>	5	<b>#1.00</b>	70714	#0 C0000C077
		-4-1	348,173		,707.14	
B.	Agency Rent SubT		348,173	\$1,/2/	,572.76	\$4.961822877
C.	Joint Use SubTotal		240 150	<b>***</b> • <b>**</b> • <b>*</b>	\$0.00	
	Total Annual Rent	•	348,173	\$18,732	,809.28	
14.	Billing Adjustments	& Corrections				
	a. Current Year			000	100.00	
<b>T</b> 2	Tax Escalation	_4_9			1,422.82	
Е.	Adjustments SubT				,422.82	
F.	Total Rent Bill(D+	E)		\$19,010	,232.10	
G.	Total Antenna Bill	. 6			\$0.00	
Н.	Total Reimbursabl			***	\$0.00	
I.	Total PBS Bill (F+0	•			,232.10	
#	_	luded in Shell Rental	Customization			2
##		st Escalation Applies	Amortization	240		
###		ax Escalation Applies	PBS Fee is			(D)
###	F Structured Par	rking Escalation Applies				

USAID FY17 Prospectus proform	а			Page: Date Last	5 of 23
ADC08300	Draft	Ver	sion: 1	21-Feb-2018	
7200	AGENCY FOR INTERNATIONAL	DEVELOPMENT		Modified:	
OA Start Date:	01-Sep-2019	LD	C00334	Fiscal Yes	r: 2023
OA End Date:	31-Aug-2039		Period	1: 01-Oct-20	
		<b>Charge Basis</b>	Annual (	Charge	Annual Rate
1. Shell Rental Rate #					
a. General		348,173	\$10,298	,132.52	\$29.577631000
	mprovement Used/General	348,173	\$596	,147.38	\$1.712216000
3. Operating Costs ##		(b) (4)			
4. Real Estate Taxes ##	• • •	510,175		1770.50	ψυουσοσσσσσο
A. Market Rent SubT		348,173	*	•	\$49.121761606
	nprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000
7. Security Services		(b) (4)			
c. Building Specific	: Amortized Capital	(b) (4)			
9. Parking	C > Althur	_			
a. Structured (number of spaces) ####		5		001.56	#0 F0D 400 110
<ol> <li>PBS Fee</li> <li>Agency Rent SubTemporary</li> </ol>	otal	348,173		2,331.56	
C. Joint Use SubTotal		348,173	\$1,/34	,197.18	\$4.980849110
D. Total Annual Rent		348,173	\$18,837	\$0.00	
14. Billing Adjustments	*	340,173	φ10,037	,000.20	
a. Current Year	C Collections				
Tax Escalation			\$371	,439.62	
E. Adjustments SubTo	otal			,439.62	
F. Total Rent Bill(D+1			\$19,208	•	
G. Total Antenna Bill			77	\$0.00	
H. Total Reimbursable	e Services Bill			\$0.00	
I. Total PBS Bill (F+0	G+H)		\$19,208	507.90	
# Parking is incl	luded in Shell Rental	Customization	Tier		2
	st Escalation Applies	Amortization	Terms (in	months)	240
	ax Escalation Applies	PBS Fee is			(b)
#### Structured Par	king Escalation Applies				

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ADC08300	0	Draft	Ve	rsion;	1	Modified:		21-Feb-2018
7200		AGENCY FOR INTERNATIONAL						
OA Start D	late:	01-Sep-2019	LE	C003	34	Fiscal Yea		2024
OA End D		31-Aug-2039			Period	: 01-Oct-20		30-Sep-2024
			Charge Basis	Ап	nual C	Charge		ual Rate
1. She	ell Rental Rate#		_			_		
a.	General		348,173	3 \$	10,298	,132.52	\$29.	577631000
2. An	nortized Tenant I	mprovement Used/General	348,173	3	\$596	,147.38	\$1.	712216000
3. Op	erating Costs ##		(b) (4)					
4. Rc	al Estate Taxes #	##	348,173	}	\$2,959	,470.50	\$8	500000000
A. Ma	irket Rent SubT	'otal	348,173	3 \$	17,200	,344.72	\$49.	401719044
5. An	nortized Tenant I	mprovement Used/Custom	348,173	3	\$119	,229.41	\$0.	342443000
	curity Services	-						
c.	c. Building Specific Amortized Capital							
	king							
a. Structured (number of spaces) ####		5	5					
11. PB	S Fee	•	348,173	3	\$1,239	,154.72	\$3	559020131
B. Ag	ency Rent SubT	otal	348,173	3	\$1,741	.020.33	\$5.	000446131
C. Joi	int Use SubTotal	l	·		,	\$0.00		
D. To	tal Annual Rent	(A+B+C)	348,173	3 \$	18,941	,365.06		
14. Bil	ling Adjustments	& Corrections			•	-		
a.	Current Year							
•	Tax Escalation				\$471	,366.92		
E. Ad	justments SubT	otal				366.92		
	tal Rent Bill(D+			\$		731.98		
G. To	tal Antenna Bill	•		,	•	\$0.00		
Н. То	tal Reimbursabl	e Services Bill				\$0.00	2.4	
I. To				\$	19,412	731.98		
#	•	luded in Shell Rental	Customizatio			-		2
##	_			Amortization Terms (in months)				
###					•			(b)
####		rking Escalation Applies						

USAI	D FY17 Prospectus proform	1					Page:		7 of 23
	08300	Draft		Ven	sion: I		Date Last		21-Feb-2018
7200	20300	AGENCY FOR INTERNATIONAL I	nevel obmen		uon, i		Modified:		21-1-60-2010
7200		AGENCI FOR INTERNATIONAL	DEVELOPMEN:		200334				
	tart Date:	01-Sep-2019					Fiscal Yea		2025
OA E	nd Date:	31-Aug-2039	Chausa Da	_!_			01-Oct-20		30-Sep-2025
1.	Shell Rental Rate #		Charge Ba	SIS	Annua	II C	narge	Ann	ual Rate
1.	a. General		240	177	e10.0	200	120.50	600	577/01000
2			348,						577631000
2. 3.		nprovement Used/General	348, (b) (4		<b>\$</b> 2	סצנ,	147.38	<b>Э</b> 1.	712216000
	Operating Costs ## Real Estate Taxes ##	·	(6) (-	· <i>)</i>					
4.	Market Rent SubT	• • •	240	172	6177	200	740.55	040	(00075006
A. 5.			348,		-				590075206
3. 7.		nprovement Used/Custom	348,	1/5	\$1	119,	229.41	<b>Ъ</b> О	342443000
1.	Security Services	A	(b) (4	\					
Λ	c. Building Specific	Amortized Capital	(b) (4	')					
9.	Parking			_					
1.1	a. Structured (numb PBS Fcc	er or spaces) ####	249	5	<b>m</b> + c		100.56	00.4	770005061
		-4-1	348,			-	182.56		579205061
B.	Agency Rent SubT		348,	1/3	\$1,7	/48,	048.18	\$5.0	020631061
_	Joint Use SubTotal		0.40	150			\$0.00		
D.	<b>Total Annual Rent</b>		348,	173	\$19,0	J48,	790.73		
14.	Billing Adjustments	& Corrections							
	a. Current Year								
10	Tax Escalation	-4-3				-	292.05		
E.	Adjustments SubT						292.05		
F.	Total Rent Bill(D+	E)			\$19,6	523,	082.78		
G.	Total Antenna Bill	G					\$0.00		
Н.	Total Reimbursabl				***		\$0.00		
I.	Total PBS Bill (F+6	-	<b>a</b>		-	523,	082.78		
#			Customization Tier						2
##		st Escalation Applies	Amortization Terms (in months)						240
###		x Escalation Applies	PBS Fee i	S					(d)
###	# Structured Par	king Escalation Applies							4)

USA	D FY17 Prospectus proform				Page:	8 of 23	
ADC	08300	Draft		Ven	sion: 1	Date Last	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT	г		Modified:	
				LDO	200334		
	tart Date: ind Date:	01-Sep-2019 31-Aug-2039			Deri	Fiscal Yea od: 01-Oct-20	
Onl	ille Date.	J1-Nug-2037	Charge Ba	sis			Annual Rate
1.	Shell Rental Rate #					B.	
	a. General		348,	173	\$10.29	98.132.52	\$29.577631000
2.	Amortized Tenant I	mprovement Used/General	348,			96,147.38	•
3.	Operating Costs ##	•	(b) (4		'	•	
4.	Real Estate Taxes #	##	348,		\$2,9:	59,470.50	\$8.500000000
A.	Market Rent SubT	'otal	348,	173	\$17,40	04,152.32	\$49.987082052
5.	Amortized Tenant I	mprovement Used/Custom	348,	173	\$1	19,229.41	\$0.342443000
7.	Security Services	_					
	c. Building Specific	Amortized Capital	(b) (4	.)			
9.	Parking						
	a. Structured (numb	er of spaces) ####		5			
11.	PBS Fee		348,	173	\$1,2	53,421.25	\$3.599995540
В.	Agency Rent SubT		348,	173	\$1,7	55,286.86	\$5.041421540
C.	Joint Use SubTotal					\$0.00	
D.	<b>Total Annual Rent</b>	,	348,	173	\$19,1	59,439.18	
14.	Billing Adjustments	& Corrections					
	a. Current Year						
_	Tax Escalation	_				80,304.92	
E.	Adjustments SubT					80,304.92	
F.	Total Rent Bill(D+	<b>E</b> )			\$19,8	39,744.10	
G.	Total Antenna Bill					\$0.00	
Н.	Total Reimbursabl				***	\$0.00	
I.	Total PBS Bill (F+	•		4.		39,744.10	
#			Customiz		2		
	## Operating Cost Escalation Applies		Amortizat	240 (b)			
###		ax Escalation Applies	PBS Fee i	5			(4)
###	# Structured Par	rking Escalation Applies					

USAI	D FY17 Prospectus proforma			Page:	9 of 23		
ADC	8300	Draft	Ver	sion: 1	Date Last Modified:	21-Feb-2018	
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT		Monthea:		
	1		LD	C00334			
	art Date: nd Date:	01-Sep-2019 31-Aug-2039		Perior	Fiscal Yea I: 01-Oct-20		
0.12		5. 11ag 2005	Charge Basis			Annual Rate	
1.	Shell Rental Rate #		<b>8</b>				
	a. General		348,173	\$10,298	3.132.52	\$29.577631000	)
2.	<b>Amortized Tenant In</b>	nprovement Used/General	348,173		5,147.38		
3.	Operating Costs ##	•	(b) (4)			·	
4.	Real Estate Taxes #	<del>\#</del>	348,173	\$2,959	,470.50	\$8.500000000	•
A.	Market Rent SubT	otal	348,173	\$17,510	0,664.38	\$50.292999103	į
5.	<b>Amortized Tenant In</b>	nprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000	)
7.	Security Services						
	c. Building Specific	(b) (4)					
9.	Parking						-
	a. Structured (numb	er of spaces) ####	5				
	PBS Fee		348,173		),877.09		
В.	Agency Rent SubT		348,173	\$1,762	2,742.71	\$5.062835733	i
	Joint Use SubTotal				\$0.00		
	<b>Total Annual Rent</b>		348,173	\$19,273	3,407.08		
14.	Billing Adjustments	& Corrections					
	a. Current Year						
-	Tax Escalation				,498.19		
	Adjustments SubT				,498.19		
	Total Rent Bill(D+1	E)		\$20,062	2,905.27		
G.	Total Antenna Bill	- C ( P.11)			\$0.00		
	Total Reimbursable			000.044	\$0.00		
	Total PBS Bill (F+0	-		•	2,905.27		
#	-	luded in Shell Rental	Customization		2		
##	Operating Cos	Amortization	240				
###		x Escalation Applies	PBS Fee is			(b)	
####	Structured Pai	king Escalation Applies					

USAI	USAID FY17 Prospectus proforma				Page:		10 of 23
ADC08300 Draft		Draft	Ver	sion; I	Date Last Modified:		21-Feb-2018
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT		mounica.		
			LD	C00334			
	tart Date: and Date:	01-Sep-2019 31-Aug-2039		Perio	Fiscal Yea d: 01-Oct-20		2028 30-Sep-2028
0.12	ind Date,	211106 0000	Charge Basis				ial Rate
1.	Shell Rental Rate #						
	a. General		348,173	\$10.29	8,132.52	\$29.5	77631000
2.	Amortized Tenant In	nprovement Used/General	348,173		6,147.38		12216000
3.	Operating Costs ##	•	(b) (4)	***			
4.	Real Estate Taxes ##	##	348,173	\$2,95	9,470.50	\$8.5	00000000
A.	Market Rent SubT	otal	348,173				08093666
5.	Amortized Tenant In	nprovement Used/Custom	348,173		9,229.41		42443000
7.	Security Services	•					
	c. Building Specific	(b) (4)					
9.	Parking	-					
	a. Structured (numb	er of spaces) ####	5				
11.	PBS Fee		348,173	\$1,26	8,556.61	\$3.6	43466351
В.	Agency Rent SubTo	otal	348,173	\$1,770	0,422.22	\$5.0	84892351
C.	Joint Use SubTotal				\$0.00		
D.	<b>Total Annual Rent</b>	(A+B+C)	348,173	\$19,390	0,794.02		
14.	<b>Billing Adjustments</b>	& Corrections					
	a. Current Year						
	Tax Escalation			\$90	1,967.25		
E.	Adjustments SubTo	otal		\$90	1,967.25		
F.	Total Rent Bill(D+1	E)		\$20,292	2,761.27		
G.	<b>Total Antenna Bill</b>				\$0.00		
H.	Total Reimbursable	e Services Bill			\$0.00		
I.	Total PBS Bill (F+0	G+H)		\$20,292	2,761.27		
#	Parking is incl	luded in Shell Rental	Customization	1 Tier			2
##	Operating Cos	t Escalation Applies	Amortization	Amortization Terms (in months)			
###	Real Estate Ta	x Escalation Applies	PBS Fee is			(1	b)
		king Escalation Applies				•	-

	C	A #: ADC08300	OA Status: D	raft Vers	ion: 1	Loc Coc	le:
USAI ADCO 7200	D FY17 Prospectus profo 08300	rma Draft AGENCY FOR INTE	RNATIONAL	Versi	on: 1 1	Page: Date Last M	It of 23 odified: 21-Feb-2018
OA S	lart Date:	01-Sep-2019		LDC		Fiscal Year:	2029 Partial
	nd Date:	31-Aug-2039				01-Oct-2028	to 31-Aug-2029
			Ch	arge Basis	Period C	'harge	Annual Rate
1.	Shell Rental Rate	#					T
_	a. General			348,173		,954.81	•
2.		t Improvement Used	l/General	348,173	\$546	,468.43	\$1.712216000
3.	Operating Costs #			(b) (4)	40 710	0.45.07	<b>#0</b> #00000000
4.	Real Estate Taxes		348,173	•	,847.96	\$8.500000000	
A. 5.	Market Rent Sul	I/Cuntom	348,173		,720.94		
3. 7.	Security Services	t Improvement Used	/Custom	348,173	\$103	,293.62	\$0.342443000
7.	•	fic Amortized Capit	1	(b) (4)			
9.	Parking	ne Amoruzeu Capi	aı	(3) (3)			
٠.		mber of spaces) ###	#	5			
11.	PBS Fee	incor or spaces, initial	••	348,173	\$1.169	,473.50	\$3,664239543
В.	Agency Rent Sul	Total		348,173		516.98	\$5.105665543
C.	Joint Use SubTo			,	+-,	\$0.00	
D.	<b>Total Annual Re</b>	nt (A+B+C)		348,173	\$17,876	.237.93	
E.	Adjustments Sub	•		,	,	\$0.00	
F.	Total Rent Bill(I	D+E)			\$17,876	,237.93	
G.	Total Antenna B	ill				\$0.00	
H.	<b>Total Reimbursa</b>	ble Services Bill				\$0.00	
I.	Total PBS Bill (F	F+G+H)			\$17,876	,237.93	
#		ncluded in Shell Re		stomization	Tier		2
##		Cost Escalation App		nortization '	Ferms (in	months)	240
###		Tax Escalation App		SS Fee is			(b)
###	F Structured I	Parking Escalation A	Applies				

Note: ANSI Rentable of 348,173 is 306,109 Assigned Usable Space PLUS 42,064 Common Space. R/U Factor is 1.137415100

	ID FY17 Prospectus proform 08300	a Draft	Vers	sion: 1	Page: Date Last N	12 - -Iodified: 21	of 23 Feb-2018	
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT			10011100, 21		
OA S	Start Date:	01-Sep-2019	LDO	200334	Fiscal Year	. 202	29 Partial	
	and Date:	31-Aug-2039		Peri	od 01-Sep-202		Sep-2029	
		_	Charge Basis	Monthl	y Charge		-	
1.	Shell Rental Rate #			·				
	a. General		348,173	\$9	01,796.39	\$31.080	976000	
2.	Amortized Tenant In	mprovement Used/General	348,173	\$	49,678.95	\$1.712	216000	
3.	Operating Costs ##		(b) (4)					
4.	Real Estate Taxes #	348,173	\$2	246,622.54	\$8.500	000000		
A.	Market Rent SubT	otal	348,173	\$1,5	30,268.17	\$52.741	648746	
5.	Amortized Tenant Is	mprovement Used/Custom	348,173		\$9,935.78	\$0.342	443000	
7.	Security Services							
	c. Building Specific	: Amortized Capital	(b) (4)					
9.	Parking							
	a. Structured (numb	er of spaces) ####	5					
11.	PBS Fee		348,173	\$1	10,046.32	\$3.792	815206	
B.	Agency Rent SubT	otal	348,173	348,173 \$151,868.46			241206	
C.	Joint Use SubTotal		\$0.00					
D.	<b>Total Annual Rent</b>	(A+B+C)	348,173 \$1,682,136.63					
14.	Billing Adjustments	& Corrections						
	a. Current Year							
	Tax Escalation			\$1,0	17,810.38			
E.	Adjustments SubT	otal		\$1,0	17,810.38			
F.	Total Rent Bill(D+	E)		\$2,6	99,947.01			
G.	<b>Total Antenna Bill</b>				\$0.00			
H.	<b>Total Reimbursabl</b>	e Services Bill			\$0.00			
I.	Total PBS Bill (F+0	G+H)		\$2,6	99,947.01			
#		luded in Shell Rental	Customization	n Tier		2		
##		st Escalation Applies	Amortization	240	0			
###		ax Escalation Applies	PBS Fee is (b)					
#### Structured Parkin		rking Escalation Applies						

USA	ID FY17 Prospectus proform	a			Page:	13 of 23
ADC	08300	Draft	Ver	sion; I	Date Last Modified:	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL		70000		
OA S	tart Date:	01-Sep-2019	LD	C00334	Fiscal Yea	ır: 2030
OA E	ind Date:	31-Aug-2039				29 to 30-Sep-2030
			Charge Basis	Annual (	Charge	Annual Rate
1.	Shell Rental Rate #			-		
_	a. General		348,173		-	\$31.080976000
2.		nprovement Used/General	348,173	\$596	,147.38	\$1.712216000
3.	Operating Costs ##		(b) (4)			
4.	Real Estate Taxes #	•••	348,173		,470.50	
A.	Market Rent SubT		348,173		-	\$52.770269888
5.		nprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000
7.	Security Services		(b) (4)			
	c. Building Specific	: Amortized Capital	(b) (4)			
9.	Parking		_			
	a. Structured (numb	er of spaces) ####	5			
	PBS Fee		348,173		,253.41	\$3.794818686
В.	Agency Rent SubT		348,173	\$1,823	,119.02	\$5.236244686
C.	Joint Use SubTotal				\$0.00	
D.	<b>Total Annual Rent</b>		348,173	\$20,196	,302.20	
14.	Billing Adjustments	& Corrections				
	a. Current Year					
-	Tax Escalation				,128.81	
E.	Adjustments SubTe				,128.81	
F.	Total Rent Bill(D+1	E)		\$21,333		
G.	Total Antenna Bill	5 4 500			\$0.00	
Н.	Total Reimbursable	· - · - · - · - · · · · · · · · ·			\$0.00	
I.	Total PBS Bill (F+0	-		\$21,333	,431.00	
#		luded in Shell Rental	Customization			2
##		st Escalation Applies	Amortization	Terms (in	months)	240
###		x Escalation Applies	PBS Fee is			(b)
#### Structured Parl		king Escalation Applies				

USAID	FY17 Prospectus proforma	ı			Page: Date Last		14 of 23
ADC08	3300	Draft	Ver	sion: 1	Modified:		21-Feb-2018
7200		AGENCY FOR INTERNATIONAL					
OA Sta	rt Date:	01-Sep-2019	LD	C00334	Fiscal Yea	_	2031
OA En		31-Aug-2039		Perio	d: 01-Oct-20		30-Sep-2031
			<b>Charge Basis</b>				ual Rate
1.	Shell Rental Rate#						
8	a. General		348,173	\$10,82	1,556.66	\$31.0	80976000
2.	Amortized Tenant In	nprovement Used/General	348,173	\$59	6,147.38	\$1.7	12216000
3. (	Operating Costs ##		(b) (4)				
4. 1	Real Estate Taxes ##	<b>/#</b>	348,173	\$2,95	9,470.50	\$8.5	00000000
<b>A.</b> 1	Market Rent SubTo	otal	348,173	\$18,49	3,063.44	\$53.1	14582225
5.	Amortized Tenant In	nprovement Used/Custom	348,173	\$11	9,229.41	\$0.3	42443000
7.	Security Services						
(	c. Building Specific	Amortized Capital	(b) (4)				
9. 1	Parking						
8	a. Structured (numb	er of spaces) ####	5				
11. 1	PBS Fee	-	348,173	\$1,32	9,645.02	\$3.8	18920548
B. /	Agency Rent SubTo	otal	348,173	\$1,83	1,510.64	\$5.2	60346548
C	Joint Use SubTotal				\$0.00		
D. 7	Total Annual Rent	(A+B+C)	348,173	\$20,32	4,574.08		
14. 1	Billing Adjustments	& Corrections					
8	a. Current Year						
	Tax Escalation			\$1,26	0,026.78		
E. /	Adjustments SubTo	otal		\$1,26	0,026.78		
F. 7	Total Rent Bill(D+I	E)		\$21,58	4,600.86		
<b>G.</b> 7	Total Antenna Bill				\$0.00		
H. 7	Total Reimbursable	e Services Bill			\$0.00		
I. 7	Fotal PBS Bill (F+C	G+H)		\$21,58	4,600.86		
#	Parking is incl	uded in Shell Rental	Customization	n Tier			2
##	Operating Cos	t Escalation Applies	Amortization	Amortization Terms (in months)			
### Real Estate Tax Escalation Applies			PBS Fee is				(b)
#### Structured Parkin		king Escalation Applies				•	

USA	ID FY17 Prospectus proform	a			Page:	15 of 23
ADC	08300	Draft	Ven	sion: I	Date Last Modified:	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT		Modified.	
			LDO	200334		
	Start Date: End Date:	01-Sep-2019 31-Aug-2039		Darios	Fiscal Yea 1: 01-Oct-20	
OAI	alle tate.	31-Aug-2039	Charge Basis			Annual Rate
1.	Shell Rental Rate #		Charge Dasis	Ailliuai	Juai ge	Allilual Rate
1.	a. General		348,173	¢10.921	,556.66	\$31.080976000
2.	u	mprovement Used/General	348,173		•	
2. 3.		mprovement Osew General	(b) (4)	\$330	5,147.38	\$1.712216000
	Operating Costs ##	11:11		40 0 C	170 50	<b>60 50000000</b>
4.	Real Estate Taxes #		348,173		,470.50	
Α.	Market Rent SubT	<del></del>	348,173			\$53.469223932
5.		mprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000
7.	Security Services					
	c. Building Specific	c Amortized Capital	(b) (4)			
9.	Parking		•			
	a. Structured (numb	per of spaces) ####	5			
11.	PBS Fee		348,173	\$1,338	,288.39	\$3.843745467
В.	<b>Agency Rent SubT</b>	'otal	348,173	\$1,840	,154.01	\$5.285171467
C.	Joint Use SubTotal	l			\$0.00	
D.	<b>Total Annual Rent</b>	(A+B+C)	348,173	\$20,456	.694.11	
14.	Billing Adjustments	& Corrections	·	•	•	
	a. Current Year					
	Tax Escalation			\$1.386	,611.70	
E.	Adjustments SubT	otal			,611.70	
F.	Total Rent Bill(D+			\$21,843		
G.	Total Antenna Bill	,		Ψ21,012	\$0.00	
Н.		e Services Rill			\$0.00	
<ul><li>H. Total Reimbursable Services Bill</li><li>I. Total PBS Bill (F+G+H)</li></ul>				\$21,843		
#		luded in Shell Rental	Customization		10,500	2
##	_					
###		st Escalation Applies	Amortization	montns)	240	
		ax Escalation Applies	PBS Fee is			(D)
#### Structured		rking Escalation Applies				

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ADC083	300	Draft		Ven	sion: 1	Date Last	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL	DEVELOPMENT	r		Modified:	
					200334		
OA Start OA End		01-Sep-2019 31-Aug-2039			David	Fiscal Yea	
OA BIII	Date.	51-Aug-2039	Charge Ba	cie			32 to 30-Sep-2033 Annual Rate
1. SI	hell Rental Rate #		Charge Da	313	Allituai	Charge	Ailliuai Rate
	General		348,	173	\$10.82	21 556 66	\$31.080976000
		nprovement Used/General	348,			96,147.38	
	perating Costs ##		(b) (4		Ψυ	0,111150	Ψ1.712210000
	eal Estate Taxes ##	##	348,		\$2.95	59,470.50	\$8.500000000
A. M	Jarket Rent SubT	otal	348,				\$53.834504890
5. A	mortized Tenant In	nprovement Used/Custom	348,			9,229.41	\$0.342443000
	ecurity Services	•			•	,	
c.	c. Building Specific Amortized Capital						
	arking	-					
a.	. Structured (numb	er of spaces) ####		5			
11. P	BS Fee		348,	173	\$1,34	7,191.06	\$3.869315133
B. A	gency Rent SubTe	otal	348,	173	\$1,84	19,056.67	\$5.310741133
C. Je	oint Use SubTotal					\$0.00	
D. T	otal Annual Rent	(A+B+C)	348,	173	\$20,59	2,777.74	
	illing Adjustments	& Corrections					
a.	. Current Year						
	Tax Escalation	_				6,994.17	
	djustments SubTo					6,994.17	
	otal Rent Bill(D+1	E)			\$22,10	9,771.91	
	otal Antenna Bill					\$0.00	
	H. Total Reimbursable Services Bill					\$0.00	
	otal PBS Bill (F+C	-				9,771.91	
#		uded in Shell Rental	Customiza				2
##		t Escalation Applies	Amortizat		240		
###		x Escalation Applies	PBS Fcc is	S			(b)
#### Structured Parking Es		king Escalation Applies					

	OA	A #: ADC08300	OA Statu	s: Draft	Vers	ion: 1	Loc Cod	de:
	D FY17 Prospectus proform 08300	Draft AGENCY FOR INTER	RNATIONAL		Versio	n: 1	Page: Date Last M	17 of 23 lodified: 21-Feb-2018
04.6	tart Date:	DEVELOPMENT 01-Sep-2019			LDC0	0334	Fiscal Year:	2034 Partial
	ind Date:	31-Aug-2039		61 1			d: 01-Oct-203	to 31-Aug-2034
1.	Shell Rental Rate #			Charge 1	Basis	Period	Charge	Annual Rate
	a. General			34	8,173	\$9,91	19,760.27	\$31.080976000
2.	Amortized Tenant Improvement Used/General			34	18,173	\$54	16,468.43	\$1.712216000
3.	Operating Costs ##		(b)	(4)				
4.	. Real Estate Taxes ###			34	8,173	\$2,71	12,847.96	\$8.500000000
A.	. Market Rent SubTotal			34	8,173	\$17,29	91,543.18	\$54.178530929
5.	Amortized Tenant	Improvement Used	I/Custom	34	8,173	\$10	9,293.62	\$0.342443000
7.	Security Services							
	c. Building Specifi	c Amortized Capit	tal	(b)	(4)			
9.	Parking							
	a. Structured (num	ber of spaces) ###	#		5			
11.	PBS Fee				8,173		12,611.06	\$3.893396955
В.	Agency Rent Sub'l			34	18,173	\$1,70	)2,654.54	\$5.334822955
C.	Joint Use SubTota	-					\$0.00	
D.	Total Annual Ren			34	8,173	\$18,99	94,197.72	10.
E.	Adjustments Sub'l						\$0.00	
F.	Total Rent Bill(D-	•				\$18,99	04,197.72	
G.	Total Antenna Bil	_					\$0.00	
Н.	Total Reimbursab						\$0.00	
I.	Total PBS Bill (F+	•					94,197.72	
#	_	cluded in Shell Rei		Customi				2
##	Operating Co	st Escalation App	lies	Amortiz	ation 7	Terms (i	n months)	240

Note: ANSI Rentable of 348,173 is 306,109 Assigned Usable Space PLUS 42,064 Common Space. R/U Factor is 1.137415100

PBS Fee is

Real Estate Tax Escalation Applies

**Structured Parking Escalation Applies** 

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	ID FY17 Prospectus proform 08300	a Diaft AGENCY FOR INTERNATIONAL	Page: 18 of 23 Version: 1 Date Last Modified: 21-Feb-2018 AL DEVELOPMENT				
	itart Date: End Date:	01-Sep-2019 31-Aug-2039	Charge Basis		Fiscal Year d:01-Sep-203		
1.	Shell Rental Rate #		Charge Dasis	wionany	Charge	Annual Nate	
1.	a. General		348,173	\$0/	15 416 02	\$32.584385000	
2.		mprovement Used/General	348,173		19,678.95	·	
3.	Operating Costs ##	inprovement Oscar Ocherat	(b) (4)	Ψ	77,070,75	\$1.712210000	
4.	Real Estate Taxes #	<del>!!!</del>	348,173	\$24	16,622.54	\$8.500000000	
A.	Market Rent SubT	•••	348,173		•	\$56.068500097	
5.		mprovement Used/Custom	348,173		9,935.78	\$0.342443000	
7.	Security Services	inprovention escaretistim	540,175	`	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ψ0.57275000	
••	c. Building Specific	Amortized Capital	(b) (4)				
9.	Parking	· · · · · · · · · · · · · · · · · · ·					
	a. Structured (numb	er of spaces) ####	5				
11.	PBS Fee	or or spaces, mann	348,173	\$11	16,803.19	\$4.025694790	
В.	Agency Rent SubT	otal	348,173		8,625.32		
C.	Joint Use SubTotal		0 10,170	4	\$0.00	431.107.1207.30	
D.	<b>Total Annual Rent</b>		348,173	\$1.78	35,420.14		
	Billing Adjustments	•	210,110	4.,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	a. Current Year						
	Tax Escalation			\$1.65	51,288.11		
E.	Adjustments SubT	otal			51,288.11		
F.	Total Rent Bill(D+			-	36,708.25		
G.	Total Antenna Bill	•		• •	\$0.00		
H.	Total Reimbursabl	e Services Bill			\$0.00		
I.	Total PBS Bill (F+0	G+H)		\$3,43	36,708.25		
#	Parking is inc	luded in Shell Rental	Customizatio	•		2	
##	_	st Escalation Applies	Amortization	Terms (ii	n months)	240	
###	Real Estate T	ax Escalation Applies	PBS Fee is	•	ĺ	(b)	
		rking Escalation Applies				-	

	<i>071    1.712 000000 071 01</i>	aldo: Diant Ton	5,0,,,, 1 200 000	
USAID FY17	Prospectus proforma		Page:	19 of 23
ADC08300	Draft	Ven	sion: 1 Date Last Modified:	21-Feb-2018
7200	AGENCY FOR INTERNATION	AL DEVELOPMENT		
OA Start Date	: 01-Sep-2019	LDO	200334 Fiscal Yea	ır: 2035
OA Start Date:	31-Aug-2039		Period: 01-Oct-20	
		Charge Basis	<b>Annual Charge</b>	Annual Rate
1. Shell	Rental Rate #	U	J	
a. Ge	neral	348,173	\$11,345,003.08	\$32.584385000
2. Amo	tized Tenant Improvement Used/Genera	1 348,173	\$596,147.38	\$1.712216000
	ating Costs ##	(b) (4)		
4. Real	Estate Taxes ###	348,173	\$2,959,470.50	\$8.500000000
A. Marl	tet Rent SubTotal	348,173	\$19,533,090,18	\$56.101679845
5. Amor	tized Tenant Improvement Used/Custon	-		\$0.342443000
	ity Services			·
	ilding Specific Amortized Capital	(b) (4)		
9. Parki	ng			
a. St	ructured (number of spaces) ####	5		
11. PBS	Fee	348,173	\$1,402,446.89	\$4.028017372
B. Agen	cy Rent SubTotal	348,173	\$1,904,312.51	\$5.469443372
C. Joint	Use SubTotal		\$0.00	
D. Total	Annual Rent (A+B+C)	348,173	\$21,437,402.68	
14. Billin	g Adjustments & Corrections			
a. Cı	rrent Year			
Ta	k Escalation		\$1,789,610.87	
	stments SubTotal		\$1,789,610.87	
F. Total	Rent Bill(D+E)		\$23,227,013.55	
G. Total	Antenna Bill		\$0.00	
H. Total	Reimbursable Services Bill		\$0.00	
I. Total	PBS Bill (F+G+H)		\$23,227,013.55	
#	Parking is included in Shell Rental	Customization		2
##	Operating Cost Escalation Applies	Amortization	Terms (in months)	240
###	Real Estate Tax Escalation Applies	PBS Fee is		(b)
####	Structured Parking Escalation Applies			

USA	ID FY17 Prospectus proform	a			Page:	20 of 23
ADC	08300	Draft	Ver	sion: 1	Date Last Modified:	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL				
OA S	tart Date:	01-Sep-2019	LDo	C00334	Fiscal Yea	ır: 2036
	ind Date:	31-Aug-2039		Period		35 to 30-Sep-2036
			Charge Basis	Annual C	Charge	Annual Rate
1.	Shell Rental Rate #					
	a. General		348,173	\$11,345	,003.08	\$32.584385000
2.		mprovement Used/General	348,173	\$596	,147.38	\$1.712216000
3.	Operating Costs ##		(b) (4)			
4.	Real Estate Taxes #	• ••	348,173		,470.50	\$8.500000000
A.	Market Rent SubT		348,173		•	\$56.500832210
5.		mprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000
7.	Security Services		(b) (4)			
_	c. Building Specific	: Amortized Capital	(b) (4)			
9.	Parking					
	a. Structured (numb	er of spaces) ####	5			
	PBS Fee		348,173		,175.08	
В.	Agency Rent SubT		348,173	\$1,914	,040.69	\$5.497384037
C.	Joint Use SubTotal				\$0.00	
D.	Total Annual Rent		348,173	\$21,586	,104.95	
14.	Billing Adjustments	& Corrections				
	a. Current Year					
W27	Tax Escalation	4.9			,083.31	
E.	Adjustments SubT				,083.31	
F.	Total Rent Bill(D+)	ត)		\$23,518	•	
G.	Total Antenna Bill	- Contract			\$0.00	
Н.	Total Reimbursabl			***	\$0.00	
I.	Total PBS Bill (F+0	-		\$23,518	,188.25	
#	_	luded in Shell Rental	Customization			2
##		st Escalation Applies	Amortization	240		
###		x Escalation Applies	PBS Fee is			(b)
###	F Structured Pai	king Escalation Applies				

LICATO E	Y17 Prospectus proform	_			_	
					Page: Date Last	21 of 23
ADC0830	U	Draft		sion: J	Modified:	21-Feb-2018
7200		AGENCY FOR INTERNATIONAL		C00334		
OA Start I	Date:	01-Sep-2019	LUC	200334	Fiscal Yea	ur: 2037
OA End D	Pate:	31-Aug-2039			: 01-Oct-20	•
8			Charge Basis	Annual (	Charge	Annual Rate
	ell Rental Rate #		348,173			
	a. General				-	\$32.584385000
		nprovement Used/General	348,173	\$596	,147.38	\$1.712216000
-	erating Costs ##		(b) (4)			
	al Estate Taxes #		348,173		,470.50	
	arket Rent SubT		348,173	\$19,815	,207.55	\$56.911959146
		mprovement Used/Custom	348,173	\$119	,229.41	\$0.342443000
	curity Services		(1-) (4)			
		: Amortized Capital	(b) (4)			
	rking		4			
	-	er of spaces) ####	5			
11. PB	S Fee		348,173	\$1,422	,195.11	\$4.084736921
	ency Rent SubT		348,173	\$1,924	,060.72	\$5.526162921
C. Joi	int Use SubTotal				\$0.00	
	tal Annual Rent	•	348,173	\$21,739	,268.27	
14. Bil	lling Adjustments	& Corrections				
	Current Year					
,	Tax Escalation			\$2,078	,829.92	
	ljustments SubT			\$2,078	,829.92	
F. To	tal Rent Bill(D+	E)		\$23,818	,098.20	
	tal Antenna Bill				\$0.00	
н. То	tal Reimbursabl	e Services Bill			\$0.00	
I. To	tal PBS Bill (F+0	G+H)		\$23,818	,098.20	
#	Parking is incl	luded in Shell Rental	Customization	Tier		2
##	Operating Cos	st Escalation Applies	Amortization '	Terms (in	months)	240
###	Real Estate Ta	x Escalation Applies	PBS Fee is			(b)
####	Structured Par	king Escalation Applies				(4)

USAID	FY17 Prospectus proform			Page:		22 of 23	
ADC08		Draft	Ver	sion: 1	Date Last		21-Feb-2018
7200		AGENCY FOR INTERNATIONAL			Modified:		21.100-2010
,200		Addition of the Little of the		C00334			
OA Star		01-Sep-2019			Fiscal Yea		2038
UA EIIC	u Date:	31-Aug-2039	Charge Basis		l: 01-Oct-20		30-Sep-2038 Ial Rate
1. 8	Shell Rental Rate #		Charge Dasis	Allitual	Juarge	Aiiii	iai Wate
	a. General		348,173	\$11.344	5,003.08	¢22.5	84385000
_	Amortized Tenant In	348,173		5,147.38		12216000	
	Operating Costs ##	inprovenient Caca Conerat	(b) (4)	φυσο	J,177.50	Ψ1./	12210000
	Real Estate Taxes #	<del>##</del>	348,173	\$2.959	,470.50	\$8.5	00000000
	Market Rent SubT		348,173				35419891
5. A	Amortized Tenant In	mprovement Used/Custom	348,173	, .	,229.41		42443000
	Security Services	•	. ,	•	,	4 - 10	
	•	: Amortized Capital	(b) (4)				
9. I	Parking	•					
8	a. Structured (numb	er of spaces) ####	5				
11. F	PBS Fee	×	348,173	\$1,432	2,515.74	\$4.1	14379173
	Agency Rent SubT		348,173	\$1,934	,381.35	\$5.5	55805173
C. J	Joint Use SubTotal				\$0.00		
	<b>Fotal Annual Rent</b>	•	348,173	\$21,897	,026.50		
	Billing Adjustments	& Corrections					
а	a. Current Year						
_ 39	Tax Escalation			•	,978.94		
	Adjustments SubT				,978.94		
	Fotal Rent Bill(D+)	E)		\$24,127	,005.44		
	Fotal Antenna Bill				\$0.00		
	Fotal Reimbursabl				\$0.00		
	Fotal PBS Bill (F+C	•		-	,005.44		
#	•	luded in Shell Rental	Customization		_		2
##		st Escalation Applies	Amortization	Terms (in	months)		240
###		ax Escalation Applies	PBS Fee is			(t	0)
#### Structured Par		rking Escalation Applies				(4	<b>(.)</b>

USAID FY17 Prospectus proforma ADC08300 Draft 7200 AGENCY FOR INTERNATIONAL DEVELOPMENT		Page: 23 of 23 Version: 1 Date Last Modified: 21-Feb-2018  LDC00334			
OA Start Date:			Fiscal Year; 2039 Partial		
OA End Date: 31-Aug-2039		Charge Rocis	Period: 01-Oct-2038 Period Charge	to 31-Aug-2039 Annual Rate	
1. Shell Rental	Rate#	Charge Dasis	A CHOU CHAIGE	Alliuai Nate	
a. General		348,173	\$10,399,586.16	\$32,584385000	
2. Amortized Tenant Improvement Used/General		348,173	\$546,468.43	\$1.712216000	
3. Operating Costs ##		(b) (4)			
4. Real Estate Taxes ###		348,173	\$2,712,847.96	\$8.500000000	
A. Market Rent SubTotal		348,173	\$18,426,378.36	\$57.734240359	
5. Amortized Tenant Improvement Used/Custom		348,173	\$109,293.62	\$0.342443000	
7. Security Services					
<ul> <li>c. Building Specific Amortized Capital</li> </ul>		(b) (4)			
9. Parking					
a. Structured (number of spaces) ####		5			
11. PBS Fee		348,173		\$4.142296604	
B. Agency Rent SubTotal		348,173	\$1,782,093.00	\$5.583722604	
C. Joint Use SubTotal			\$0.00		
D. Total Annual Rent (A+B+C)		348,173	\$20,208,471.36		
E. Adjustments SubTotal			\$0.00		
F. Total Rent Bill(D+E)			\$20,208,471.36		
G. Total Antenna Bill H. Total Reimbursable Services Bill			\$0.00		
I. Total PBS Bill (F+G+H)			\$0.00		
# Parking is included in Shell Rental		Customization	\$20,208,471.36	2	
	Operating Cost Escalation Applies		Amortization Terms (in months)		
•	• •		cina (in montia)	240 (b)	
#### Structured Parking Escalation Applies		PBS Fee is			